

#1 of 3 Texas counties, 23.3% seasonal homes in top three counties — ALEX Intelligence 2026

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Where rural seasonal homes cluster most intensely — ALEX Intelligence 2026

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THE DATA

23.3%

Share of Rural Seasonal Homes in Its Top Three Counties (2024)

This figure reflects the concentration of seasonal homes in the top three Texas counties with the highest rural seasonal home density.

The 23.3% share is not a national average but a localized concentration within Texas, highlighting a strategic clustering of second homes in specific rural counties. This pattern suggests that land value appreciation and investment activity are increasingly tied to geographic clusters of seasonal use, not dispersed across the state. The data reveals a growing differentiation between land-use zones, where certain counties are becoming de facto second-home hubs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-land-land-concentration-seasonal-homes-county-tx-rural>



01

Seasonal demand drives land value divergence

Counties with the highest seasonal home concentration—like Llano, Aransas, and Palo Pinto—are emerging as early indicators of land value acceleration. These areas are not merely recreational; they represent a structural shift in how rural land is valued, with seasonal demand creating a premium that outpaces traditional agricultural or residential metrics. This clustering suggests that future land investment should focus not on broad rural zones, but on specific micro-locations with proven seasonal use patterns.

02

Water and infrastructure as silent enablers

While the data doesn't directly measure infrastructure, the concentration of seasonal homes in these three counties correlates with known water access and limited urbanization. The fact that these are not the most irrigated or developed counties suggests that the premium is not just for water, but for exclusivity and remoteness. This implies that future land value growth in Texas will be less about acreage and more about access to low-impact, high-desirability locations—where seasonal use is sustainable and legally protected.

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